1 room in Old Town

€189,000

Old Town · 1 room · 21 m² in size

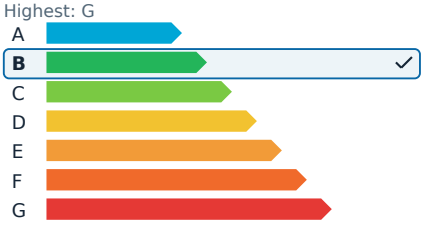


Key details

Surface area	**21 m²**
Rooms	**1**
Floor	**4th**

DPE (Energy) **B**

Lowest: A
Highest: G



Description

This charming studio is a perfect investment opportunity or a pied-à-terre in the heart of Vieux Nice. Situated on the fourth floor of a typical Niçoise building, the apartment exudes warmth and tranquility, despite being in the bustling old town. The thoughtfully designed space includes a cozy sleeping area, a living space with an optimized kitchenette, and a shower room. It's ideal for seasonal rentals, boasting a net yield of nearly 12%, and equally suitable for personal use.

The studio is equipped with all necessary appliances, including a refrigerator, dishwasher, oven, and washer-dryer. Air conditioning is installed for added comfort. The building is secured with a digicode, and there is a vestibule serving both this studio and a neighboring apartment. The property is in impeccable condition, offered furnished and equipped, ready for immediate use.

Strategically located in the heart of Vieux Nice, it is just steps away from Place Garibaldi, the port, the castle hill, and the new Coulée Verte. Public transportation is easily accessible, with Tramway Line 1 (Cathédrale-Vielle Ville stop) and Tramway Line 2 (Garibaldi-Le château stop) just a two-minute walk away.

Quarterly management charges amount to €183. The property has an energy efficiency rating of B and a greenhouse gas emission rating of A.

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